

**Planning & Zoning Agenda**  
**Wednesday, October 6, 2010 @ 5:00 pm**  
**City Hall - 70 Court Plaza**  
**First Floor North Conference Room**

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PRE-MEETING	4:30 PM 5th floor City Hall
P&Z COMMISSION MEETING	5:00 PM 1st floor City Hall

**PRE-MEETING AGENDA**

1. Review of agenda items.
2. Technical Review Committee monthly report - New and Future Issues Update.
3. Discussion regarding Soil Erosion/Stormwater Review Committee member.

**PLANNING & ZONING AGENDA**

Planning and Zoning Commission will hear public comments only on items that appears on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Roll Call
2. Adoption of minutes – September 1, 2010

**INITIAL ZONINGS**

1. Consideration of the initial zoning of recently annexed property located on **301 Long Shoals Road (Ingles Area)** to HB (Highway Business District). The properties are identified as PIN 9644-38-7487 and 9644-38-5421 (portion) in the Buncombe County tax records.  
Planners coordinating review – *Julia Fields & Blake Esselstyn*
2. Consideration of the initial zoning of recently annexed property located on **Schenck Parkway** to CBD (Central Business District). The property is identified as a portion of PIN 9644-29-0613 in the Buncombe County tax records.  
Planners coordinating review – *Julia Fields & Blake Esselstyn*
3. Consideration of the initial zoning of recently annexed property located in **Deerfield Area at Racquet Club Road/Salisbury Drive** to INST (Institutional District). The property is identified as a portion of PIN 9645-99-0567 in the Buncombe County tax records.  
Planners coordinating review – *Julia Fields & Blake Esselstyn*
4. Consideration of the initial zoning of recently annexed property located on **1445 Tunnel Road (Tunnel Road Area)** to HB (Highway Business District). The property is identified as PIN 9678-05-9451 in the Buncombe County tax records.  
Planners coordinating review – *Julia Fields & Blake Esselstyn*
5. Consideration of the initial zoning of recently annexed property located on **Airport Road Area** to HB (Highway Business District) and CI (Commercial Industrial District). The properties are identified as PINs 9643-57-8410, 9643-59-9203 (portion), 9643-65-4807, 9643-65-5970, 9643-66-2241, 9643-67-4075, 9643-67-9035, 9643-75-1885, 9643-75-4609, 9643-75-6500, 9643-76-7154, 9643-76-9235, 9643-87-7350, 9643-97-7717, 9643-98-6338, 9653-19-0445, 9653-19-7789, and 9653-19-9904 in the Buncombe County tax records.  
Planners coordinating review – *Julia Fields & Blake Esselstyn*

## **CONDITIONAL ZONING**

1. Review of the Conditional Zoning request for the project identified as **Enka Center located on Sand Hill Road**. The request seeks the rezoning from CI, RS-2 and HB (Commercial Industrial, Residential Single Family Low Density and Highway Business) district to CI CZ (Commercial Industrial Conditional Zoning) district for the multi-year phased development of approximately one million square feet of retail, service, restaurant, office, warehouse, and manufacturing and acreage for recreation/open space and greenways. The request includes modifications to allow parking within the front setbacks and to modify required transportation infrastructure. The owners are Enka Water Control Corporation, Fletcher Partners, Inc. and Enka Partners of Asheville, LLC and the contact is William R. Buie. The properties are identified in the Buncombe County tax records as PINs 9617.34-9076, 9617.32-2081, 9617.44-7442 and 9841, 9617.52-4184 and 9908, 9617.54-1808, 9617.43-0440 and 9617.53-6939.

Planner coordinating review – *Jessica Bernstein*

## **WORDING AMENDMENTS**

1. Discussion of the ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville to **Clarify Rules of Interpretation as to Permitted and Prohibited Uses**.

Staff coordinating review – *Bob Oast and Julia Fields*

## **OTHER BUSINESS/ADJOURNMENT**

1. Discussion regarding the next meeting date of *November 3, 2010* for the Planning and Zoning meeting at 5:00 pm in the City Building First Floor North Conference Room, 70 Court Plaza.